

MORTGAGE

THIS MORTGAGE is made this 4th day of October 1983, between the Mortgagor, Guy C. Lee and Lynda S. Lee, Alliance Mortgage Company, a corporation organized and existing under the laws of Florida, whose address is P.O. Box 2139 Jacksonville, Florida 32232 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Five Thousand and No/100 (\$105,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 4, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2013.

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

All that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, known and designated as Lot No. 584 as shown on a plat entitled "Map One, Section Three, Sugar Creek," recorded in the Office of the RMC for Greenville County in Plat Book 9-F at Page 35, and being more particularly described on plat entitled "Revision - Lot 584, Map 1, Sec. 3, Sugar Creek," recorded in the Office of the RMC for Greenville County in Plat Book 9-P at Page 36, reference to said latter plat being craved for a metes and bounds description thereof.

This is the same property conveyed to the Mortgagors herein by deed of M. G. Proffitt, Inc. of even date to be recorded herewith.

RECEIVED BY SOUTH CAROLINA
COUNTY CLERK
STAMP \$42.00

which has the address of 100 Sugarfield Court Greer SC 29651 (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.